



Kirkfield Gardens | | Renfrew | PA4 8JA

Offers Over £290,000

moving

ESTATE AGENTS

Moving Estate Agents are delighted to welcome to the market Kirkfield Gardens.

An excellent four-bedroom, modern detached villa in fantastic walk-in condition.

Property Description

Located in the popular area of Renfrew, this family-friendly location offers excellent accommodation over two levels.

The accommodation on offer extends to a welcoming hallway with wc. This leads to a spacious lounge area to the right with a large picture window that provides ample natural light, open to the dining area with feature bay window and, again, through to the conservatory. The conservatory in turn gives access to the substantial private rear decked sitting area and astro-turfed garden for the kids' play area. The modern kitchen can be accessed from the hall and the dining area, with floor- and wall-mounted units and contrasting worktops, plus a breakfasting island. Completing the ground floor is the semi-detached garage, accessible from the rear garden or drive.

On taking the stairs to the upper floor of the property, you will have access to the four good-sized bedrooms. The master benefits from a built-in mirrored cupboard and an en-suite shower room. Finishing the upper level is the family bathroom, which has a three-piece suite and a shower over bath with a tiled splashback. Just off the upper hall is a cupboard allowing access to the floored and lined loft space used for storage.

The property further benefits from Gas Central Heating, Double Glazing, a private paved driveway providing off-street parking, and, on a good plot, benefits from a substantial private, secure rear garden. With the overall effect of a very privately enclosed outside area.

Renfrew itself provides an array of local amenities. Including supermarkets, shops, bars, restaurants, and transport links. A regular bus route provides access to Queen Elizabeth University Hospital, Braehead Shopping Centre, and Paisley Gilmour Station, and it is only a 20-minute drive to Glasgow City Centre. The M8 motorway network is also nearby, with nearby locations such as Glasgow International Airport, a 6-minute drive from the property.

Whilst we endeavor to provide as accurate information as possible, our particulars are for reference only and should not form part of any contract or offer. Measurements are taken at the widest point and our floor plans may not be exactly to scale.

Please refer to the seller's commissioned professional Home Report for further information and all Material Facts as to the Property. The Home Report (Property Questionnaire) will indicate to the best of the seller's knowledge as to the supplied services to the Property. Council Tax Band, Gas & Electricity. planning proposals and any associated risks to the Property can be found here.

